

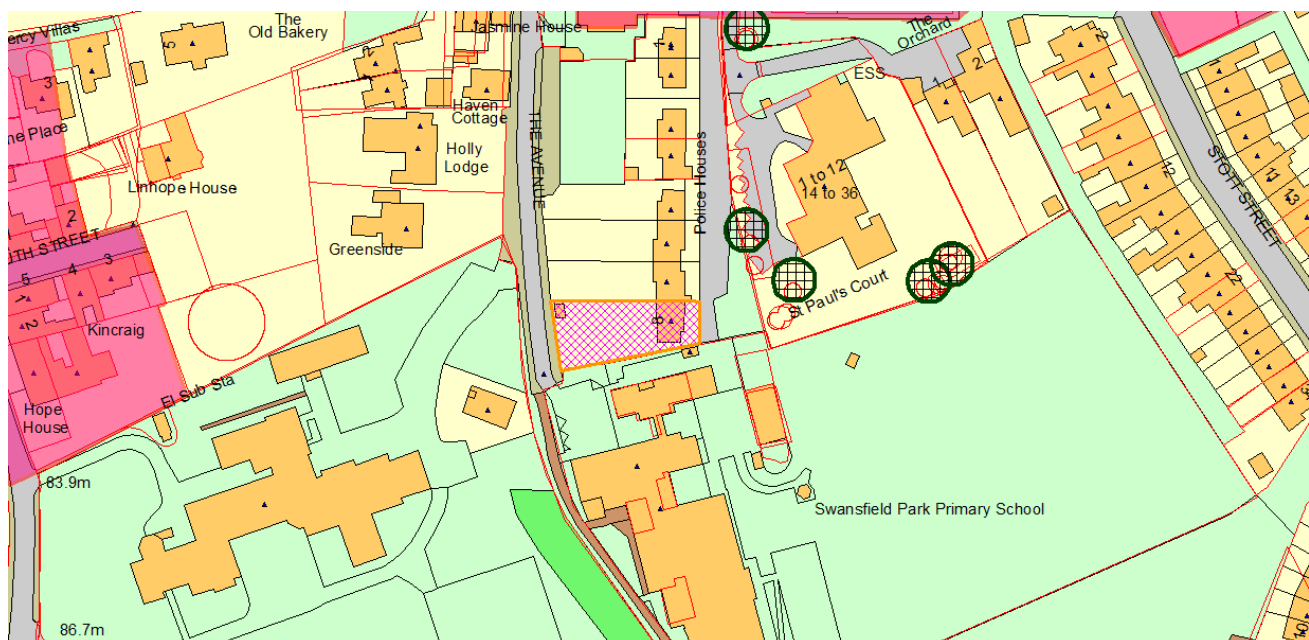


Northumberland County Council

North Northumberland Local Area Council Planning Committee 21 October 2021

Application No:	21/02398/FUL		
Proposal:	Rear and front ground floor extensions.		
Site Address	8 Police Houses Prudhoe Street Alnwick NE66 1UH		
Applicant:	Mr. Whitting 8 Police Houses Prudhoe Street Alnwick NE66 1UH	Agent:	Clive Mattison Town Hall Office Fenkle Street Alnwick NE66 1HR
Ward	Alnwick	Parish	Alnwick
Valid Date:	19.07.2021	Expiry Date:	13.09.2021
Case Officer Details:	Name: Mr. Ben MacFarlane Job Title: Planning Student Tel No: 07814 075197 Email: Ben.MacFarlane@Northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



1. Introduction

- 1.1. This application falls to be determined by members of the North Northumberland Local Area Council Planning Committee, in accordance with the Council's current Virtual Scheme of Delegation.

2. Description of the Proposals

- 2.1. Planning permission is sought for two ground floor extensions of this semi-detached, two storey property; one to the rear of the dwellinghouse as set out above, and one to the front. This application site is not subject to any constraints but is within the Neighbourhood Planning Area of the Alnwick and Denwick Neighbourhood Plan.
- 2.2. The proposed extension to the rear, projecting beyond the western-facing elevation of the property, is of a flat-roof design and hosts a large lantern window above. This extension would project beyond the rear wall of a previous extension, constructed under planning permission reference A/2002/0337. This extension would be massed around the southern-end of this west-facing elevation, leaving a generous margin between it and the closest boundary wall with the adjoining neighbour. The front extension will provide the dwellinghouse with a new porch. This proposed porch will run the length of the principal elevation of the dwellinghouse and its projection will be in line with that of the adjoining neighbour's previously constructed porch. This front extension is also designed to be in line with other front extensions on the street. It is proposed that all materials to be used within the construction of this scheme shall match those as existing.

3. Planning History

Reference: A/2002/0337

Proposal: Porch and kitchen extensions.

Status: Application Permitted.

Reference: A/2003/0149

Proposal: Porch and kitchen extensions re-submission of planning approval A/2002/0337

Status: Application Refused.

4. Consultee Responses

Alnwick Town Council	<p>Object to the application.</p> <p>Alnwick Town Council have objected to this application, as they feel the proposed front extension would encroach on the neighbouring property and would take the property too close to its boundary line.</p> <p>The Town Council has reminded the Local Planning Authority that the following Alnwick and Denwick Neighbourhood Plan policies need to be taken into account; H5 Existing Stock and HD5 Design in the Wider Town.</p>
Strategic Estates	No response received.
National Grid Plant Protection	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	3
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

None required.

Summary of Responses:

None

6. Planning Policy

6.1 Development Plan Policy

Alnwick Local Development Framework Core Strategy (2007)

Policy S1 – Location and Scale of New Development

Policy S2 – The Sequential Approach to Development

Policy S3 – Sustainability Criteria

Policy S15 – Protecting the Built and Historic Environment

Policy S16 – General Design Principles

Alnwick District Wide Local Plan (Adopted in 1997, Saved in 2007)

Policy BE8 and Appendix B

Alnwick and Denwick Neighbourhood Plan (July 2015)

Policy H5 Existing Stock

Policy HD5 Design in the Wider Town

6.2 National Planning Policy

National Planning Practice Guidance (2019, as updated)

National Planning Policy Framework (July 2021, as updated)

6.3 Other Documents/Strategies

Northumberland Local Plan - Publication Draft Plan (Regulation 19) (Jan 2019) as amended by proposed Main Modifications (June 2021)

Proposed Minor Modifications, as submitted 29th May 2019.

Policy ENV 5 – Northumberland Coast Area of Outstanding Natural Beauty

Policy ENV 7 – Historic Environment and Heritage Assets

Policy ENV 9 – Conservation Areas

Policy INF 2 – Community Services and Facilities

Policy QOP 1 – Design Principles (Strategic Policy)

Policy QOP 2 – Good Design and Amenity

Policy STP 1 – Spatial Strategy (Strategic Policy)

Policy STP 2 – Presumption in Favour of Sustainable Development (Strategic Policy)

Policy STP 3 – Principles of Sustainable Development (Strategic Policy)

7. Appraisal

7.1. The main issues for consideration in the determination of this application are:

- Principle of the Development
- Design and Visual Amenity
- Impact on Amenity

Principle of the Development

- 7.2. The National Planning Policy Framework (NPPF) maintains that the starting point for the determination of planning applications remains with the development plan, unless material considerations indicate otherwise. This application proposes works that are domestic in nature within residential curtilage. The principle of development is acceptable and in accordance with Policies S1, S2 and S18 of the Alnwick LDF Core Strategy and Policies INF 2 and STP 1 of the Northumberland Local Plan (Publication Draft Plan).

Design and Visual Amenity

- 7.3. The application seeks permission to erect a single storey front and a single storey rear extension upon the application site as set out above. This application falls to be determined at committee due to the objection received by Alnwick Town Council. This objection raises concerns with the front-projecting extension only. The single-storey, flat roofed extension with a lantern window above is not objected to within the Town Council's comments and is considered to be acceptable by the Local Planning Authority.
- 7.4. The proposed rear extension is considered to be acceptable, in terms of design and its impact on visual amenity. While flat-roofed extensions are not favourable, it would not have been appropriate to incorporate a pitched or sloped roof in this instance, as this would have posed significant harm to the visual amenity of the existing property through the loss of existing windows and the excessive massing which would be required to achieve this. The scale and massing of the flat-roofed proposed extension is acceptable and can be comfortably accommodated by this two-storey semi-detached property sited at the end of Prudhoe Street.
- 7.5. While the Town Council did not object to the proposed works at the rear of the property, concern was raised with the design of the front extension which would accommodate a new porch. The Town Council feel the proposed front extension would encroach on the neighbouring property and would take the property too close to its boundary line. The Town Council quoted wording from Policies H6 and HD7 of the Alnwick and Denwick Neighbourhood Plan as reasoning for refusal in this instance.
- 7.6. Policy H6 states that extensions will be supported where the scale and design of the extension complements and respects the scale and design of the original property. It is considered that the proposed front extension is wholly respectful of the design of the original property. The materials to be used will match those as found on the existing property. The windows and door of the front extension not only respect the layout of those found on the existing property but will unalter the layout when viewed from the front elevation. The front extension sports a sloped roof which is considered to be wholly appropriate for this property and it is considered that such a small-scale front extension also respects the scale of the existing property. By no means would this extension have trouble remaining visually subordinate.

- 7.7. Policy H6 also requires that extensions respect the character of the local street scene. There are numerous examples of extensions which project beyond the front elevation of properties along Prudhoe Street. Indeed, the adjoining neighbour has extended to the front with the addition of a porch. It is proposed that this front extension to 8 Police Houses will be built alongside and to the same projection as this adjoining porch. This will also match the building line of the next nearest front extension to the north of this adjoining pair. It cannot then be said that a front extension would not be in keeping with the street scene's character.
- 7.8. The Town Council also referenced principles A, B, C, E and F of Policy HD7 from the Alnwick and Denwick Neighbourhood Plan. Principle A relates to footprint; it is expected that the footprint of any proposed development respects the density and grain of the surrounding townscape. As established above, this front extension would be very much respectful of the surrounding townscape, as it has been designed in line with other front-projecting extensions within the immediate area.
- 7.9. Principle B of Policy HD7 relates more generally to design; development is expected to make a positive contribution to local character. It is considered that the proposed extension would make such a contribution. Currently, the adjoining neighbour has a front extension in-situ, on the border between the two properties. This results in a visual imbalance between the pair of semi-detached properties. This application would bring some measure of uniformity to these properties by constructing a front extension to the same projection.
- 7.10. Principle C of Policy HD7 relates to quality of development; it is expected that any extensions respect and enhance the surrounding townscape in its design and use of materials. It has already been established within this report, as above, that this development would respect and enhance the surrounding townscape in its design. The materials proposed to be used would match those as found on the existing property and its neighbours.
- 7.11. Principle E of Policy HD7 relates to size and scale; it is expected that development responds positively to local character. Again, it has been established that the proposed scheme would accord with this principle. It is considered that this front extension is of a fairly modest scale and would match the projection of other such similar development found within the area. The extension would certainly be scaled appropriately to its host property.
- 7.12. Principle F of Policy HD7 relates to materials; it is expected that development is sympathetic to local materials. It is proposed that the materials to be used would match those as found on the existing property and its neighbours within the street scene, as well as the wider suburban townscape.
- 7.13. It is considered that, in terms of design and visual amenity, this application is fully compliant with Policies H6 and HD7 of the Alnwick and Denwick Neighbourhood Plan. The proposal is acceptable therefore and also in accordance with Policies S15 and S16 of the Alnwick LDF Core Strategy and Policy ENV 7 of the Northumberland Local Plan (Publication Draft Plan).

Impact on Amenity

- 7.14. Policy H6 of the Alnwick and Denwick Neighbourhood Plan requires that the privacy, daylight, sunlight and amenity of adjoining properties is safe guarded. The front extension would project to the same built line as the neighbouring porch, which it would adjoin. While no loss of privacy would occur as a result, it cannot be said that levels of daylight within this glass-constructed porch will be unaffected once it is flanked by a brick-built porch immediately to the south. However, as a porch is not a habitable room, it is not considered that any loss of light which could occur would be nearly substantial enough to warrant a refusal in this instance.
- 7.15. It should also be noted that Alnwick Town Council have expressed fears 'the proposed front extension would encroach on the neighbouring property'. It has been confirmed by the applicant that the red line boundary plans submitted to the Local Authority are an accurate representation and all works are to take place within this red line.
- 7.16. The rear extension leaves a generous margin between it and the adjoining neighbouring property. It is not considered that this addition could result in any loss of light or outlook and similarly presents no concern of overlooking. The proposals are therefore acceptable in this respect, in accordance with Policy H6 of the Alnwick and Denwick Neighbourhood Plan and the NPPF.

Equality Duty

- 7.17. The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

- 7.18. These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

- 7.19. The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

- 7.20. For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.
- 7.21. Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

- 8.1. National and local planning policies have been taken into consideration when assessing this application. The proposal would accord with Policies H6 and HD7 of the Alnwick and Denwick Neighbourhood Plan, Policies S15 and S16 of the Alnwick LDF Core Strategy, Policy ENV 7 of the Northumberland Local Plan (Publication Draft Plan) and the NPPF. It is therefore recommended by the assigned case officer that this application be granted permission.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. Approved Plans

The development hereby permitted shall be carried out in complete accordance with the following approved plans:

Drawing no. 2021 001 Rev. A

Drawing no. 2021 (0-) 002

Reason: To ensure the development is carried out in accordance with the approved plans.

03. The facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application. The development shall not be constructed other than with these approved materials.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy BE7 of the Alnwick District Wide Local Plan.

Background Papers: Planning application file(s) 21/02398/FUL